

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

4/4/12

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-March 7, 2012 Meeting Minutes

Old Business:

NONE

New Business:

Case No. BZA-12-0007 – Porch in front yard setback – 6654 River Rd.:

A variance request submitted by Jeff Neal, for Gary Pendergrass, for the property located at 6654 River Rd., lot no. 8257 in the R-1 zoning district.

Section 1149.05 (a) of the zoning code requires a 30 foot front yard setback. The applicant would like to construct a porch, which will extend 8 feet into the front yard setback. A variance of 8 feet is needed.

Case No. BZA-12-0008 – 4 foot fence in front yard – 7526 Tollgate Ct.:

A variance request submitted by Amy Gamble, for the property located at 7526 Tollgate Ct., lot no. 12967 in the PUD zoning district.

Section 1180.04 (b) of the zoning code states "...fences and hedges may be located only in side or rear yards..." This property has double frontage. The applicant would like to place a fence in the technical front yard of the property.

Case No. BZA-12-0009 – Accessory building over 500 sq ft – 691 Wyoming Ave.:

A variance request submitted by Rick Helsinger, for the property located at 691 Wyoming Ave., lot no. 1641 in the R-1 zoning district.

Section 1143.06 (a) of the zoning code states "...accessory buildings or structures shall not exceed 500 square feet except on parcels zoned A-1 which are two acres or more in size." The applicant would like to construct a 768 sq ft garage. A variance of 268 sq ft is needed.

Case No. BZA-12-0010 – Sign exceeds height limit and type – 6140 Pleasant Ave.:

A variance request submitted by Ohio Signs, for Carpet Discounters, for the property located at 6140 Pleasant Ave., lot no. 518 in the C-3 zoning district.

Variance 1.) Section 1187.05 (d)(6) regarding ground signs, states "Total sign height including support structures shall not exceed 8 ft." The proposed sign will be 10' 3" above grade. A variance of 2' 3" is needed.

Variance 2.) Section 1187.08 (n) allows Variable Message Reader Board signs “which must be constructed in conjunction with a pole or ground sign (and) shall be permitted for any parcel having 200 linear feet or greater of lot frontage.” The property has 182.5 feet of frontage.

Case No. BZA-12-0011 – Dumpster in side yard, privacy fence in front yard – 6435 Dixie Hwy.:

A variance request submitted by Mark and Liz Jarvis, for the property located at 6435 Dixie Hwy., lot no. 11548 in the C-3A zoning district.

Variance 1.) Section 717.05 (b)(3)(A) of the City of Fairfield Codified ordinances states “...dumpsters...shall not project into or be located in a front or side yard.” The dumpster is proposed in the side yard.

Variance 2.) Section 1180.04 (b)(1) of the zoning code states “...fences and hedges may be located only in side and rear yards...” The proposed fence will extend into the front yard.

lkm

cc: Arthur Pizzano, City Manager
Angie Jolivet, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File